



JEFFERSON PARK GYM PROJECT
PROJECT ADVISORY TEAM MEETING #3
Thursday, July 18, 2002 7:00-8:55 p.m.
Jefferson Community Center

MEETING MINUTES - DRAFT

PAT Members Present: Kevin Lee Liz Walsh-Boyd
Randy Smith Otis Campbell
Jean Crowhorn Greg Kogita
George Robertson Dave Budd

PAT Members Absent:
Kellye Hilde Antelmo Reyes Mondragon
Bill Reubel

Others Present: Don Bullard Karin Richard
Ed Hiroo

Meeting Facilitator: Don Bullard

Notes of Previous Meeting: Notes from the 5/23/02 and 6/27/02 meetings were approved without changes.

Welcome: Don Bullard opened the meeting. The PAT sign-in sheet was circulated. The phone list was passed around for PAT members to mark any corrections. The agenda was verified. Don explained that ARC Architect has just been given authorization to proceed with schematic design. He explained that this is about two weeks later than had been originally planned.

Comments from Visitors: Ed Hiroo said that with the economic uncertainties we may find that Phase 2 and 3 of the community center project may be further out than we would like. He said it is important that the gym be designed to work well without Phase 2 or 3 being done.

Design Standards & Site Furnishings Don explained that the Parks Department has developed design standards for a variety of building types, building spaces and building components. He showed the group some of the standards that are applicable to gym projects. He started with site furnishings (benches, light fixtures, trash receptacles, bike racks, bollards, gates, etc.) explaining that most of the site furnishings will be the ones chosen by the Parks Department for Seattle's Olmsted-design parks. There was some discussion about the color of park furnishings. Don explained that the site

furnishings and colors are being selected through the design process for the path around the 9-hole golf course. George suggested considering a drinking fountain with a bowl for dogs to use. Don passed out several photos and drawings of park furnishings. He also sent around a drawing of a kiosk.

To give the group an idea of the range of standards, Don then read through a list of some of the design standards including roofing, gym wood flooring, gym striping, plumbing fixtures and other items. Jean suggested considering faucets that turn on without turning a handle.

Don then described the design standards for gyms, gym storage, community center lobby, game room, restrooms & showers.

Jean asked about the kitchen - whether it would be connected with the gym. Don explained that there are some intertwined issues related to circulation, possible modifications of the game room that need to be considered by the designers.

Jean asked whether the tennis courts could be stripped for pickleball. There was some discussion about this and everyone thought it was a good idea.

Jean also suggested that the gym have padding along the long walls of the gym to protect pickleball players. Randy pointed out that the pads are expensive but suggested we could plan for them and figure out some way of affording it.

Liz reminded the group that we should identify opportunities for donations of equipment for the project. Karin mentioned she has been working on a project in Bellevue that includes extensive donations of money and equipment/building components.

George said that his calculation showed the gym will need more toilet space than planned when it is used for assembly uses.

Site Issues: Geotechnical & Utilities

Don described how the geotechnical report is done and then summarized the key conclusions. The good news is that groundwater does not appear to be an issue. The soils at the 3 borings include 7 to 11 feet of fill. Unfortunately the fill is not well-compacted and contains organics. This will present some challenges for the structural engineer. There was some discussion about ways that the designers might address this challenge - a lighter weight building, over-excavation and replacement with compacted fill, piles, etc.

Someone suggested putting parking under the gym. Don and George explained that the incremental cost for parking under the gym would be substantial and there isn't funding to do it.

Don then showed the group a copy of the survey that had been marked to highlight underground utilities. He explained that the surveyors are getting an increasingly complete picture of the things that are buried on the gym site. Don pointed out some of the key things that need to be modified - water lines, electric service with transformer, electric meter, gas, telemetry lines, etc. - under the gym project.

B.E.S.T. Gym Drawings

Karin described the B.E.S.T. gym project that ARC did last year in Kirkland. She reviewed the three-phase design process and said what she was going to show the group is the construction drawings. Design began in 1999 and construction was completed Spring 2001. She mentioned that the design work included site planning, which is not necessary for the Jefferson Gym project since that was recently done as part of the Jefferson site plan. Karin explained the responsibilities that each subconsultant have - ie civil engineers, mechanical engineer, structural engineers, landscape, etc. Karin flipped through the sheets prepared by each of these subconsultants. Construction cost was about 1.6 million. Area was 9,270 square feet. The Jefferson gym program is a little larger and the funding a little less. Karin explained how the details are keyed to the other drawings. There was also some discussion about the project manual - what is in it and how it is arranged.

There was some discussion about the bidding climate.

Randy asked when it would be appropriate to get into a discussion of relationship of Gym #1 to Gym #2, storage areas, storage shelving, storage cabinets. Don replied that larger issues - like gym #1 /gym #2 and amount of storage should be addressed during schematic design, and more detailed issues like storage shelving vs. cabinets would be dealt with during construction documents.

Misc: Artwork, Sprinklers Don gave the group an update on the 1% for art program

& Site Plan

project for Jefferson Park. He explained that he has been told that the park would be a net beneficiary of the art program - getting more money for art than projects in the park are contributing to the program. He also explained that a decision has been made to defer the artwork until major site improvements are underway - instead of doing a movable artwork at the community center entry. Liz expressed concern about this. She feels that artwork associated with the entry and new gym is important.

Don then talked about cabinets for display of art produced in the community center or art from the City's collection. He has gotten some standards for display cabinets. He also said that he thinks there are some opportunities to include display cabinets in the gym scope of work.

Don then told the group about the fire sprinkler project that will be done in the community center next year. He pointed out that it will probably be under construction about the same time that the gym is being built.

Finally Don reported on the status of the Jefferson site plan - a briefing was given to the Park Board last Thursday. Next Thursday the Park Board is scheduled to discuss the plan and formulate a recommendation to the superintendent.

Project Schedule & Budget

Don briefly reviewed the schedule, pointing out that it has not changed significantly from the last meeting. There was a brief discussion about the cost estimating process and steps that would be taken during design to keep the project financially on track.

Upcoming Tasks

Don reminded the group about the upcoming Park Board consideration of the Jefferson site plan and the open house for the gym project.

Wrap-up & Good Night

Don thanked everyone and adjourned the meeting.

Handouts:

Updated list of meeting dates, revised 6/26/02
Preliminary geotechnical report

Next Meeting:

The next PAT meeting is scheduled for Thursday, August 29, 2002 at 7:00 P.M., Jefferson Community Center.

Minutes Recorded By:

Don Bullard